



GRASSROOTS
REALTY GROUP

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3318 44A Avenue
Lloydminster, Saskatchewan

MLS # A2304101



\$409,900

Division:	East Lloydminster		
Type:	Residential/House		
Style:	Bi-Level		
Size:	977 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Brick, Vinyl Siding, Wood Frame

Zoning: LDR

Foundation: Preserved Wood

Utilities: -

Features: Ceiling Fan(s), Kitchen Island, Open Floorplan, Walk-In Closet(s)

Inclusions: N/A

This 4 bed, 3 bath Saskatchewan home is available for quick possession. Built in 2005, this home features an open kitchen, dining, and living room design, with direct access to a nice sized back yard that includes a deck and patio. The functional kitchen has an island and boasts ample counter and cupboard space. The main floor also features 2 bedrooms, including the primary bedroom with ensuite and walk-in closet. Laundry is also conveniently located on this floor. The basement has a large family room, 2 more bedrooms, another bathroom, and storage areas. The latest improvement to this home was new shingles 2 years ago. Parking includes a double garage, a parking pad for 2 more vehicles, and side parking for another vehicle, utility trailer, or small RV. Jack Kemp School, Winston Churchill School, Jaycee Park, and the Cenovus Energy Hub are all within walking distance. Presentation of offers will occur on Friday April 24th at 5:00 PM.